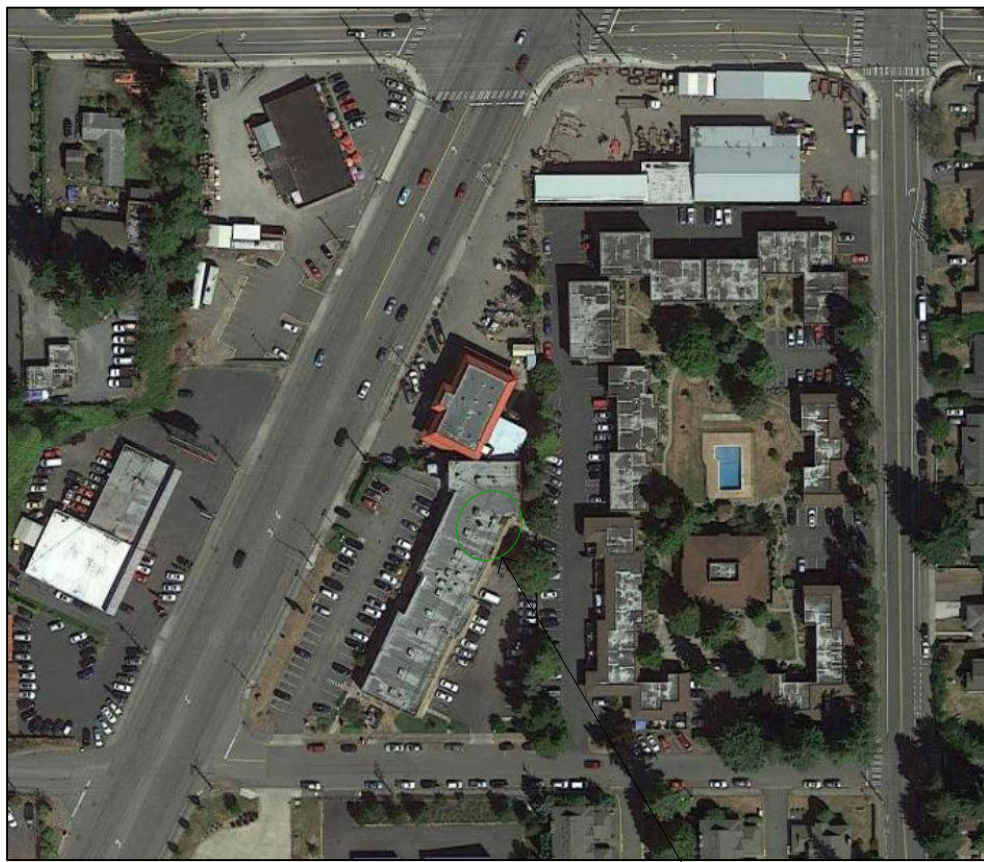


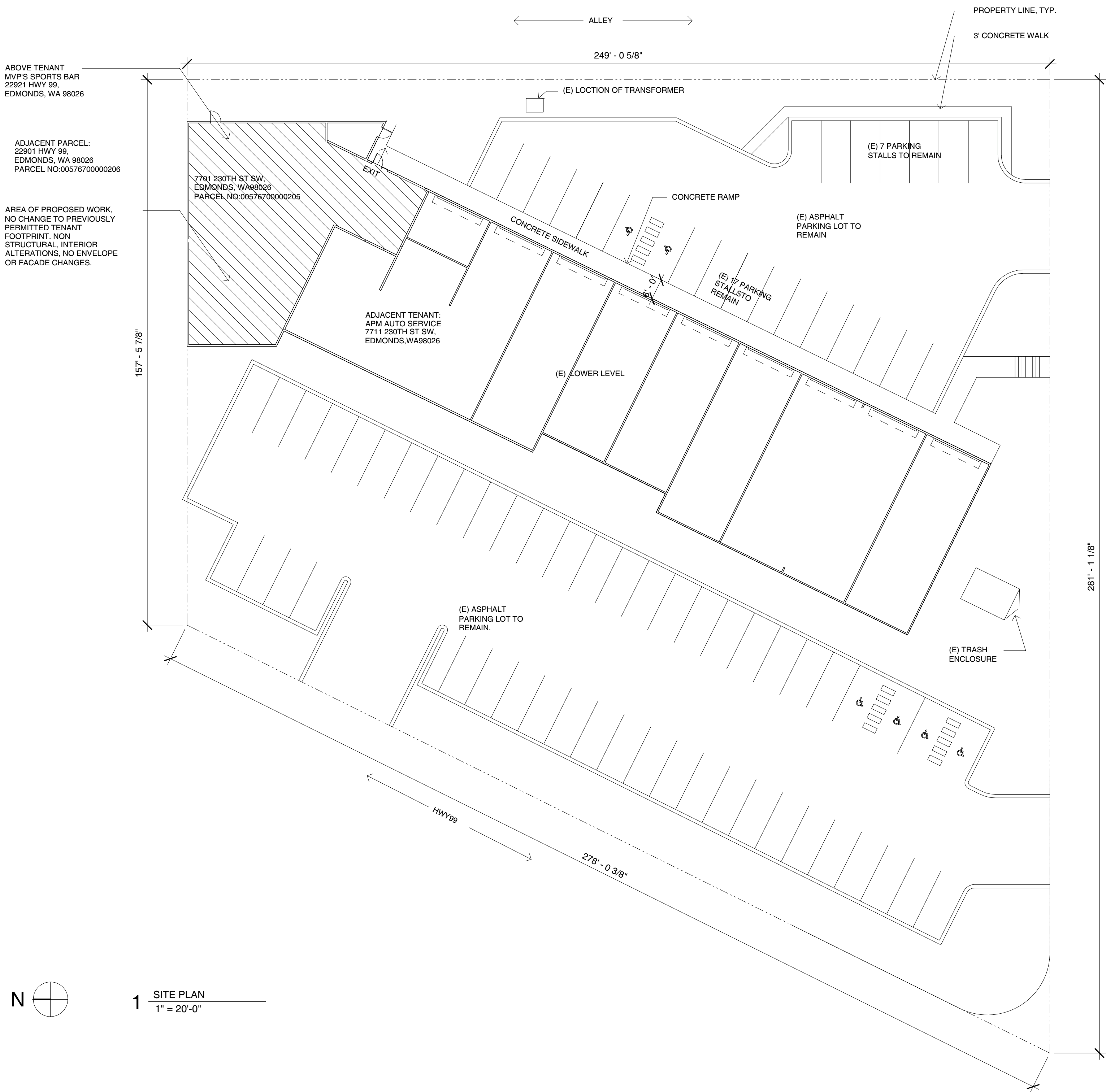


3 PROPERTY IMAGE  
NTS



2 VICINITY MAP  
NTS

SITE



## GENERAL NOTES

- ALL CONSTRUCTION SHALL BE DONE ACCORDING TO GENERAL NOTES AND CALCULATIONS SUBMITTED BY STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERS, AND IN ACCORDANCE WITH MOST CURRENT APPLICABLE CODES AND ORDINANCES.
- THESE DOCUMENTS ARE OF LIMITED SCOPE AND DO NOT COVER ALL CONSTRUCTION DETAILS, CONDITIONS, FINISHES OR PRACTICES. THE CONTRACTOR IS ASSUMED TO USE GOOD JUDGMENT IN THE EXECUTION OF THESE DOCUMENTS. BABENKO ARCHITECTS PLLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE MISINTERPRETATIONS OF THESE DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW DIMENSIONS AND JOB CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK. DISCREPANCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT IMMEDIATELY FOR DETERMINATION ON HOW TO PROCEED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING WORK TO REMAIN. ANY SUCH ITEM DAMAGED OR DESTROYED BY THE WORK OF THIS CONTRACT IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.
- DIMENSIONS ARE TO:
  - FACE OF STUD, OR
  - FACE OF CONCRETE (FOC), OR
  - GRID LINE, OR
  - CENTER LINE, OR
  - AS INDICATED ON THE DRAWINGS.
- REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.
- CONTRACTOR SHALL PROVIDE ALL WORK INDICATED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS. THE WORK INDICATED ON THE DRAWINGS IS TO BE GOVERNED BY ALL RELEVANT SECTIONS OF THE SPECIFICATIONS THOUGH CROSS REFERENCES MAY OR MAY NOT BE STATED EXPLICITLY. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. WHAT IS DESCRIBED OR INDICATED ON ONE IS BINDING AS IF CALLED ON IN BOTH.
- WHERE ADJOINING ROOMS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, UNLESS OTHERWISE SHOWN.
- DIFFERING PARTITION TYPES (I.E. WHERE EXISTING PARTITIONS RUNS INTO NEW) SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN WITHIN ROOMS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS AND EQUIPMENT FURNISHED AND INSTALLED BY CONTRACTOR OR OTHERS PRIOR TO PROCEEDING WITH THE WORK.
- FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS, INCLUDING STUB OUTS FOR NEW AND FUTURE WORK (FUTURE WORK ONLY IF NOTED TO CONTRACTOR IN WRITING).
- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REPAIR, AND PATCH ALL EXISTING STRUCTURES AND FINISHES WHERE ALTERATIONS OR NEW CONDITIONS ABUTT, JOIN, OR INTEGRATE TO EXISTING CONDITIONS.
- AT NON-LOAD BEARING STUD PARTITIONS, STUDS ARE TO EXTEND FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. WHERE PARTITIONS DO NOT EXTEND TO STRUCTURE, DUE TO INTERFERENCE OF DUCTS, PIPING, ETC., PROVIDE BRACING TO STRUCTURE ABOVE TO PROVIDE FOR EQUIVALENT SUPPORT OF PARTITION.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE SEPARATED USING AN UNDERLAYMENT / MOISTURE BARRIER, EXCEPT WHERE EXISTING FLOOR IS NOT DEMOLISHED.
- PROVIDE BLOCKING AT ALL WALL MOUNTED ITEMS. REFER TO INTERIOR ELEVATIONS.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DOORS, WINDOWS, METAL FABRICATIONS AND CABINETS TO ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH MATERIAL ORDER OR MANUFACTURE.

## SYMBOLS

	CONTINUOUS WOOD FRAMING		SQUARE
	WOOD BLOCKING		DIAMETER
	COMPACTED SAND		AT
	COMPACTED GRAVEL		CENTERLINE
	SOIL		PLATE
	BATT INSULATION		GRID LINE
	CONCRETE		DETAIL TAG
	DOOR NUMBER		BUILDING SECTION
	WINDOW NUMBER		ROOM SECTION
	ROOF/CEILING/WALL TYPE		SMOKE DETECTOR
	DIMENSION POINTS		CARBON MONOXIDE DETECTOR
	ELEVATION MARKER		EXHAUST FAN
	DOOR BELL		CORRECTION LETTER REVISION NOTE

## PROJECT DIRECTORY

**OWNER**  
FIVE CR LLC  
PO BOX 33548  
SEATTLE, WA 98133-0548

**TENANT**  
JARED CHING  
SEATTLE TRICKING COLLECTIVE LLC  
7701 230TH ST SW,  
EDMONDS, WA 98026  
PH 808.469.1290

**ARCHITECT**

**GENERAL CONTRACTOR**  
TBD

## PROJECT INFORMATION

**PROJECT DESCRIPTION**  
NON STRUCTURAL ALTERATIONS TO EXISTING TENANT SPACE. REVERT BACK TO B-BUSINESS OCCUPANCY AS APPROVED UNDER PERMIT BLD19860820 AND BLD19900074. CURRENT OCCUPANCY F-1-MODERATE HAZARD FACTORY.

NO CHANGE TO EXISTING BUILDING FOOTPRINT.  
NO CHANGE TO EXISTING ENVELOPE.  
NO CHANGE TO EXISTING CONDITIONING.

**PROJECT STREET ADDRESS**  
7701 230TH ST SW  
EDMONDS, WA 98026

**PROJECT NUMBER**  
TBD

**ASSESSOR PARCEL #**  
00576700000205

**LEGAL DESCRIPTION**  
SKELTONS LK MC ALEER 5 ACRE TRS BLK 000 D-05 -LOT 2 LY E OF ST RD LESS PTN LY N OF ALN WH BEGINS AAP 502'28 02E 317.34FT FR THE INT OF PRIMARY SHY NO 1 & E LN SD LOT & EXT S87°56 01W PLW S LN OF SD LOT A DIST OF 157.53FT TO SELV HWY RW LN AKA LOT 2 OF SP S-39-77 REC AF 7709140278 LESS R/W TO CITY LYNN PER WD REC AF 9712170397

**PROPERTY DESCRIPTION**  
BRENTWOOD PLAZA - COMMERCIAL

**YEAR BUILT**  
1996

**ZONING**  
EDMONDS CITY

**ZONING CODE**  
CG - GENERAL COMMERCIAL

**NEIGHBORHOOD CODE**  
5804000  
TOWNSHIP 27 RANGE 04 SECTION 31 QUARTERNE

**PROJECT VALUATION**  
\$20,000

## BUILDING CODES

2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL BUILDING CODE CHAPTER 11 AND APPENDIX E FOR ACCESSIBILITY  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE  
2018 ICC PERFORMANCE CODE  
2018 WASHINGTON STATE ENERGY CODE - COMMERCIAL  
2018 UNIFORM PLUMBING CODE  
EDMONDS COMMUNITY DEVELOPMENT CODE TITLE 19  
WA STATE AMENDMENTS TO ICC CODES AS APPLICABLE

NOTE: ALL WORK SHALL CONFORM TO THE CODES LISTED ABOVE AND ANY AMENDMENTS IN FORCE AT THE TIME OF PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR WORK CONFORMING TO ALL CURRENT CODES DURING THE COURSE OF CONSTRUCTION, WHETHER LISTED ABOVE OR IN ADDITION TO THE CODES NOTED ABOVE.

## ABBREVIATIONS

AHU AIR HANDLING UNIT (FURNACE)  
BLKG BLOCKING  
CONC. CONCRETE  
DTL. DETAIL  
D.S. DOWNSPOUT  
EL. ELEVATION  
EXIST. EXISTING CONSTRUCTION (E)  
EXT. EXTERIOR  
FT. FOOT / FEET  
GA. GAUGE  
GWB. GYPSUM WALL BOARD  
HT. HEIGHT  
IN. INCH/ INCHES  
MFR. MANUFACTURER  
N.I.C. NOT IN CONTRACT  
PT. PRESSURE TREATED PRESERVATIVE  
QTY. QUANTITY  
REFR. REFRIGERATOR  
R.O. ROUGH OPENING  
SBC SEATTLE BUILDING CODE  
SCH. SCHEDULE  
SW. SHEAR WALL  
TEL. TELEPHONE  
T&G TONGUE AND GROOVE  
TOW. TOP OF WALL  
TYP. TYPICAL  
WD. WOOD  
W/ WITH  
W/O WITHOUT  
WH. WATER HEATER  
W.I.F. VERIFY IN FIELD

## DRAWING LIST

A000	COVER SHEET, SITE PLAN
A001	CODE DATA
D100	DEMO PLAN
A100	FLOOR PLAN
A101	RCP
A600	DETAILS + SCHEDULES
A002	ACCESSIBILITY
A102	PRACTICE FLOOR FRAMING PLAN

\*\*please add the following:  
3 Resubmit 3/15/2024

1	Corrections1	3/14/2023
2	Resubmit	7/28/2023

ARCHITECT

PROJECT

2217

MTRICKING

TITLE

SHEET

COVER SHEET, SITE PLAN

A000

ISSUE

PERMIT

DATE

JULY 28, 2023



BUILDING CODE DATA

LOT SIZE 1.46 ACRES  
AREA OF WORK 2,812 SF  
NO CHANGE TO BUILDING FOOTPRINT

CONSTRUCTION TYPE  
PER IBC 602 VB  
OCCUPANCY CLASSIFICATION  
PER IBC 302  
PREVIOUS OCCUPANCIES  
B-2 BUSINESS (DANCE STUDIO) BLD19880820  
B-2 CUSTOM WINDOW MFRING. BLD19900074  
CURRENT OCCUPANCY:  
F-1 MILLWORK (SASH AND DOOR)  
PROPOSED OCCUPANCY:  
B TRAINING AND SKILL DEVELOPMENT PER IBC 304.1  
MARTIAL ARTS TRAINING GYM

EXISTING OCCUPANCY LOAD CALCULATION (PER IBC 1004.1)			
NAME	AREA	OCCUPANCY	OCCUPANTS
EXISTING F-1	2812 SF	MANUFACTURING (200G/SF)	15 OCCUPANTS
		TOTAL: 15 OCCUPANTS	

OCCUPANCY LOAD CALCULATION (PER IBC 1004.1)			
Name	Area	Occupancy	Occupants
PRACTICE AREA	1492 SF	50	30
RECEPTION	405 SF	150	3
BUSINESS	694SF	150	5
STORAGE	146SF	300	1
STORAGE	188 SF	300	1
		TOTAL: 40 OCCUPANTS	

MINIMUM PLUMBING FIXTURES  
PER IBC TABLE 2902.1  
TOTAL OCCUPANCY = 25 OCCUPANTS  
WATER CLOSETS: 1/25 FOR THE FIRST 50 OCCUPANTS  
1 WATER CLOSETS REQUIRED  
1 WATER CLOSETS PROVIDED  
LAVATORIES 1/40  
1 LAVATORIES REQUIRED  
1 LAVATORIES PROVIDED  
SERVICE SINK 1 REQUIRED  
DINKING FOUNTAIN 1 REQUIRED

2902.1.2 SINGLE USER TOILET FACILITIES  
SINGLE USER TOILET FACILITIES SHALL BE IDENTIFIED FOR USE BY EITHER SEX  
1109.2 TOILET AND BATHING FACILITIES  
EACH TOILET ROOM AND BATHING ROOM SHALL BE ACCESSIBLE. EXCEPTIONS  
5. WHERE MULTIPLE SINGLE-USER TOILET ROOMS OR BATHING ROOMS ARE CLUSTERED AT A SINGLE LOCATION, AT LEAST 50 PERCENT BUT NOT LESS THAN ONE ROOM FOR EACH USE AT EACH CLUSTER SHALL BE ACCESSIBLE.

ACCESSIBLE FACILITIES: AT LEAST 50%  
1 ACCESSIBLE FACILITY REQUIRED  
1 ACCESSIBLE FACILITY PROVIDED

LAND USE CODE DATA  
ALLOWED USES (EDMONDS CITY CODE CHAPTER 16)  
EXISTING USE  
GENERAL COMMERCIAL  
PROPOSED USE:  
GENERAL COMMERCIAL  
PARKING STANDARDS (EDMONDS CITY CODE 17.50.010)  
COMMERCIAL RECREATION -ONE SPACE PER 500 SQUARE FEET  
6 PARKING SPACE REQUIRED  
24 PARKING SPACE PROVIDED

ENERGY CODES

ALTERATIONS (WSEC C503.1)  
ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM, OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE

IEBC COMPLIANCE METHOD  
IEBC 301.3.2 WORK AREA COMPLIANCE METHOD  
NO CHANGE TO BUILDING EXTERIOR OR ENVELOPE

ALLOWED USES (EDMONDS CITY CODE CHAPTER 16)  
EXISTING USE  
GENERAL COMMERCIAL  
PROPOSED USE:  
GENERAL COMMERCIAL  
PARKING STANDARDS (EDMONDS CITY CODE 17.50.010)  
COMMERCIAL RECREATION -ONE SPACE PER 500 SQUARE FEET  
6 PARKING SPACE REQUIRED  
24 PARKING SPACE PROVIDED

NUMBER OF EXITS  
PER IBC 1006.2.1  
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1  
1 EXIT REQUIRED  
1 EXIT PROVIDED

EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

ACCESSIBLE MEANS OF EGRESS  
PER IBC 1009.1  
ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS.

EGRESS WIDTH

IBC 1010.1.1  
DOOR OPENINGS REQUIRED TO BE ACCESSIBLE WITHIN TYPE B UNITS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING WIDTH OF 31.75 INCHES

IBC 1005.4  
THE MINIMUM WIDTH OR REQUIRED CAPACITY OF THE MEANS OF EGRESS REQUIRED FROM ANY STORY OF A BUILDING SHALL NOT BE REDUCED ALONG THE PATH OF EGRESS TRAVEL UNTIL ARRIVAL AT THE PUBLIC WAY

LOCKS AND LATCHES  
PER IBC 1010.1.9.4  
2. GROUP B:  
MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED  
2.1 THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED  
2.2 A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND  
2.3 THE USE OF KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE

FIRE PROTECTION SYSTEMS  
PROPOSED CHANGE OF OCCUPANCY FROM F-1 TO B

ECDC 19.25.035. SECTION A AUTOMATIC FIRE SPRINKLER SYSTEM  
AUTOMATIC FIRE SPRINKLERS, IN ADDITION TO THE REQUIREMENTS OF IFC SECTION 903.2, AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND MAINTAINED THROUGHOUT ALL BUILDINGS, STRUCTURES, FLOORS, AND SPACES DESCRIBED IN THIS SECTION. IF CONFLICTS EXIST BETWEEN THE IFC AND THIS SECTION, THIS SECTION SHALL PREVAIL. ALL SPRINKLERS SHALL BE INSTALLED PER THE APPLICABLE NFPA AND SOUTHY COUNTY FIRES (SCF) FIRE SPRINKLER STANDARD FOR THE PURPOSES OF THIS SECTION. SPACES SEPARATED BY FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES NOTED IN CHAPTER 7 IBC SHALL NOT BE CONSIDERED TO BE SEPARATE BUILDINGS. PARTIAL AREA AUTOMATIC SPRINKLER SYSTEMS ARE PROHIBITED EXCEPT WHERE APPROVED BY THE FIRE CODE OFFICIAL.

ECDC 19.25.035. SECTION A. 1-2, 4-7 NOT APPLICABLE TO SCOPE OF WORK.

ECDC 19.25.035. SECTION A 3  
WHEN REQUIRED BY THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) FOR ... CHANGES OF OCCUPANCY. THE CLASSIFICATION OF WORK LEVEL SHALL BE DETERMINED BY THE BUILDING AND FIRE CODE OFFICIAL.

PER IEBC 1011.2 FIRE PROTECTION SYSTEMS  
FIRE PROTECTION SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1011.2.1 AND 1011.2.2.

IEBC 1011.2.1 FIRE SPRINKLER SYSTEM  
WHERE A CHANGE IN OCCUPANCY CLASSIFICATION OCCURS OR WHERE THERE IS A CHANGE OF OCCUPANCY WITHIN A SPACE WHERE THERE IS A DIFFERENT FIRE PROTECTION SYSTEM THRESHOLD REQUIREMENT IN IBC CHAPTER 9 THAT REQUIRES AN AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED BASED ON THE NEW OCCUPANCY IN ACCORDANCE WITH IBC CHAPTER 9, SUCH SYSTEM SHALL BE PROVIDED THROUGHOUT THE AREA WHERE THE CHANGE OF OCCUPANCY OCCURS. CHANGE IN OCCUPANCY DOES NOT TRIGGER CHANGE IN FIRE PROTECTION SYSTEM THRESHOLD. (F-1 TO B)

PER IBC 903.2  
NO LOCATION DESCRIBED AS REQUIRING SPRINKLERS FOR B OCCUPANCY.

EXISTING TENANT SPACE NOT SPRINKLERED  
NO NEW FIRE SPRINKLER SYSTEM PROPOSED

MANUAL FIRE ALARM AND DETECTION SYSTEM  
PER IEBC 1011.2.2  
FIRE ALARM SYSTEM TO BE PROVIDED BASED ON NEW OCCUPANCY IN ACCORDANCE WITH CH 9 OF IBC THROUGHOUT THE AREA WHERE THE CHANGE OF OCCUPANCY OCCURS.  
PER IBC 907.2.2  
NO MANUAL FIRE ALARM SYSTEM REQUIRED FOR GROUP B OCCUPANCY WITH OCCUPANT LOAD LESS THAN 500 OCCUPANTS.

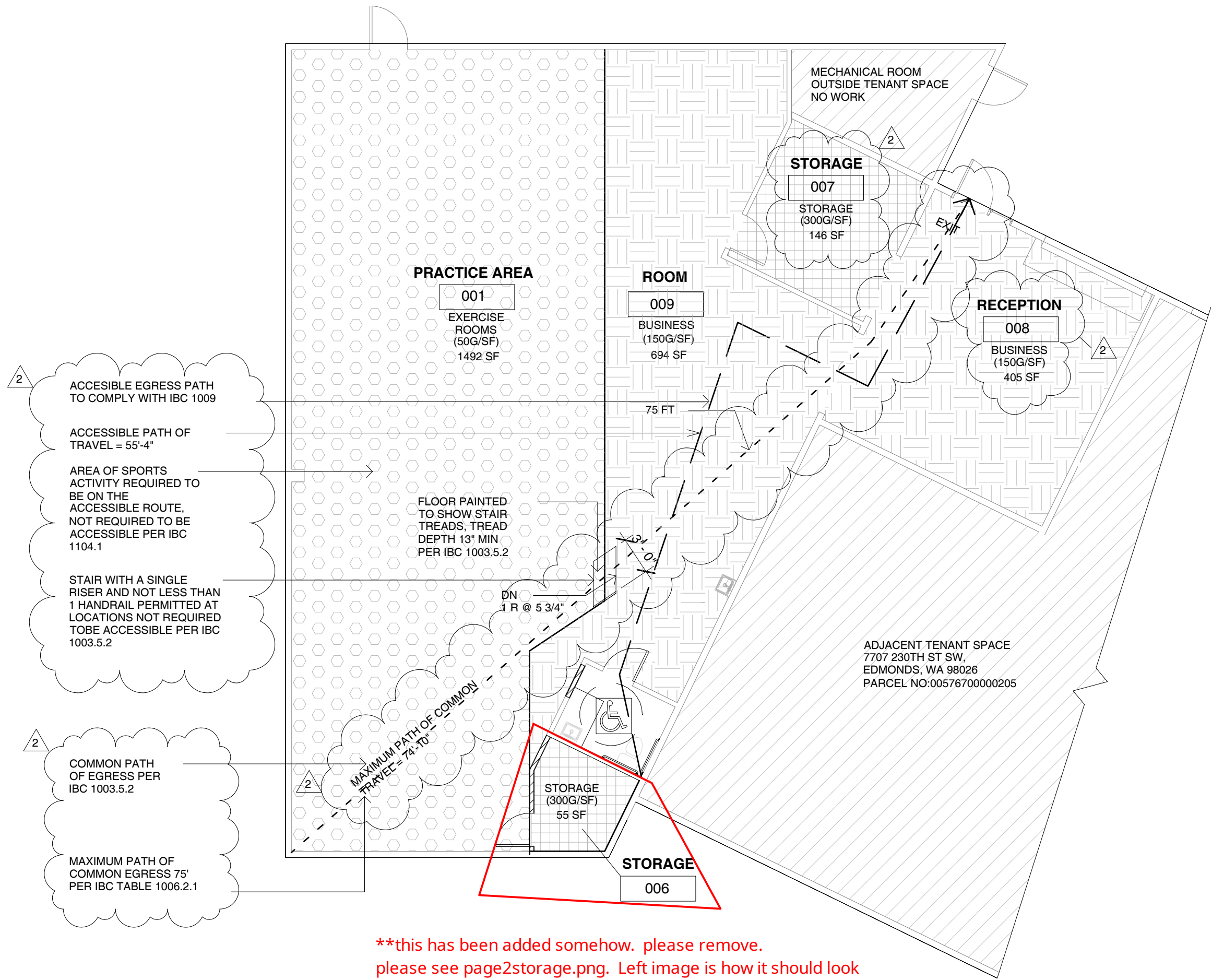
PROPOSED OCCUPANCY: 47

EXISTING AUTOMATIC FIRE ALARM AND DETECTION SYSTEM TO REMAIN

HEATING  
EXISTING GAS HEATING TO REMAIN

\*\*delete, as per the last annotation, only the practice area, reception, and business areas are to have changed

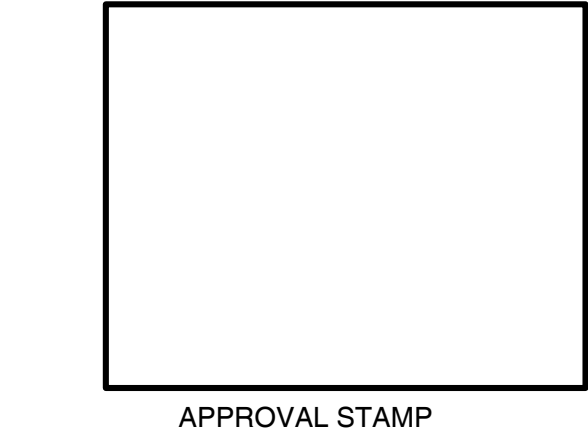
\*\*My apologies, I should have been more clear. Please include the plumbing fixtures exception information here as well



\*\*this has been added somehow. please remove. please see page 2 storage.png. Left image is how it should look

- Building Area Legend
- BUSINESS (150G/SF)
  - EXERCISE ROOMS (50G/SF)
  - STORAGE (300G/SF)

1 CODE PLAN  
1/8" = 1'-0"

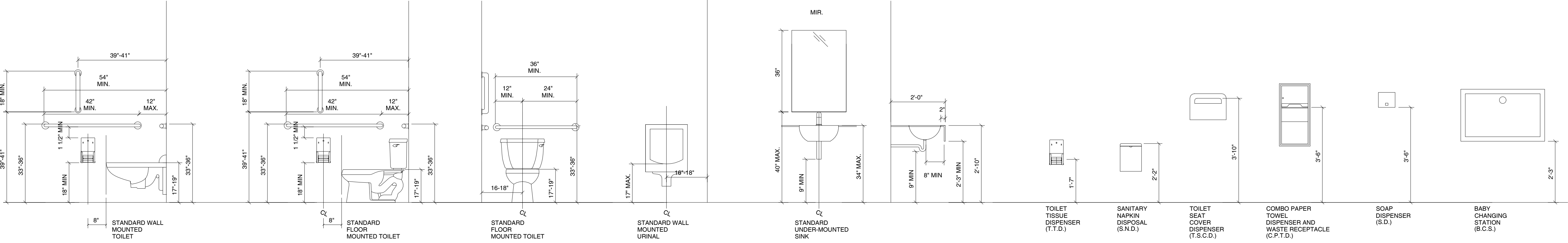


1 Corrections1  
2 Resubmit  
3/14/2023  
7/28/2023  
ARCHITECT

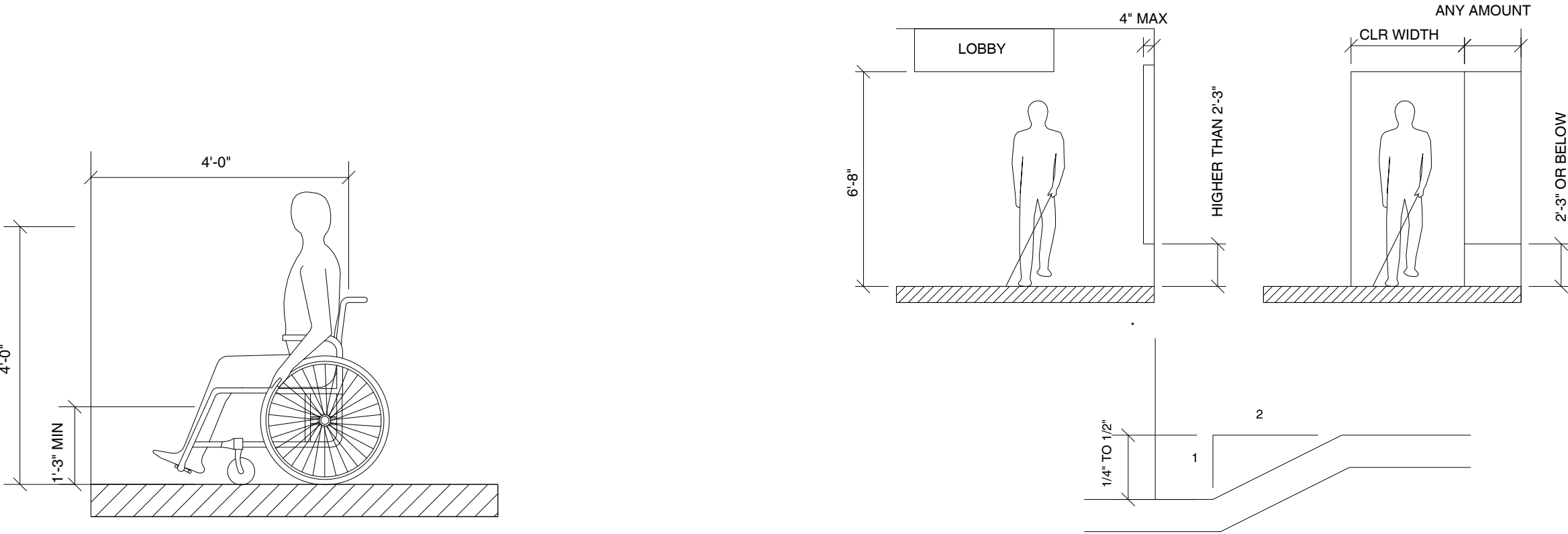
PROJECT  
2217 MTRICKING  
TITLE SHEET  
CODE DATA

A001

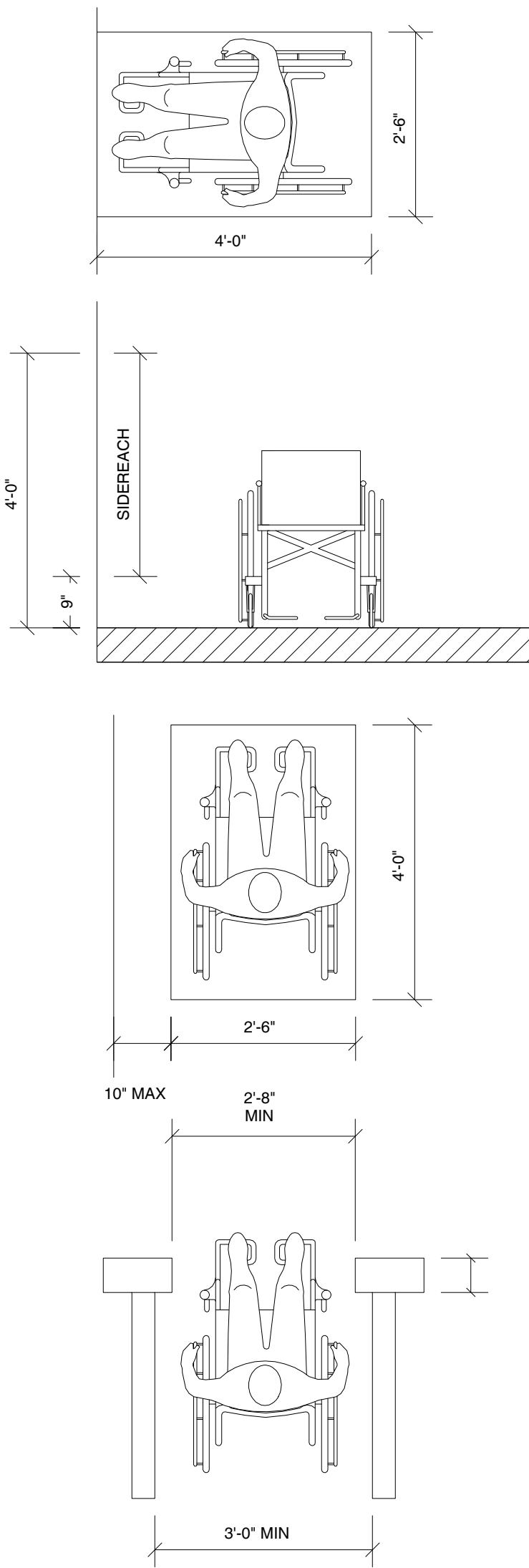
ISSUE  
PERMIT  
DATE  
JULY 28, 2023



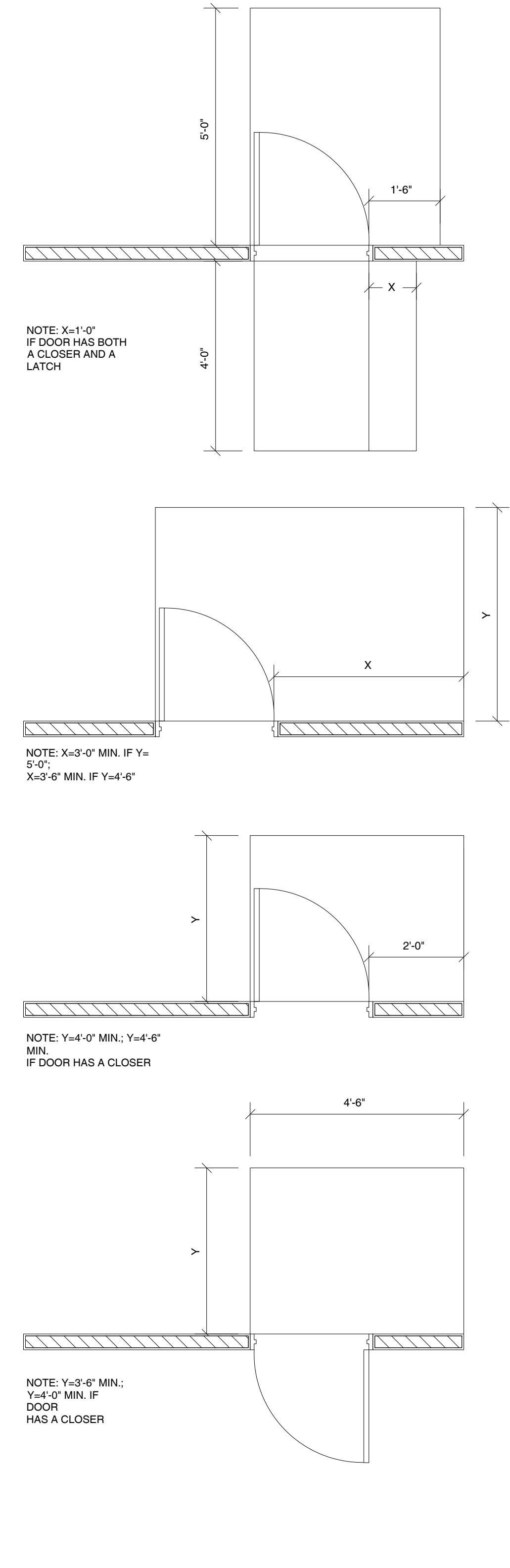
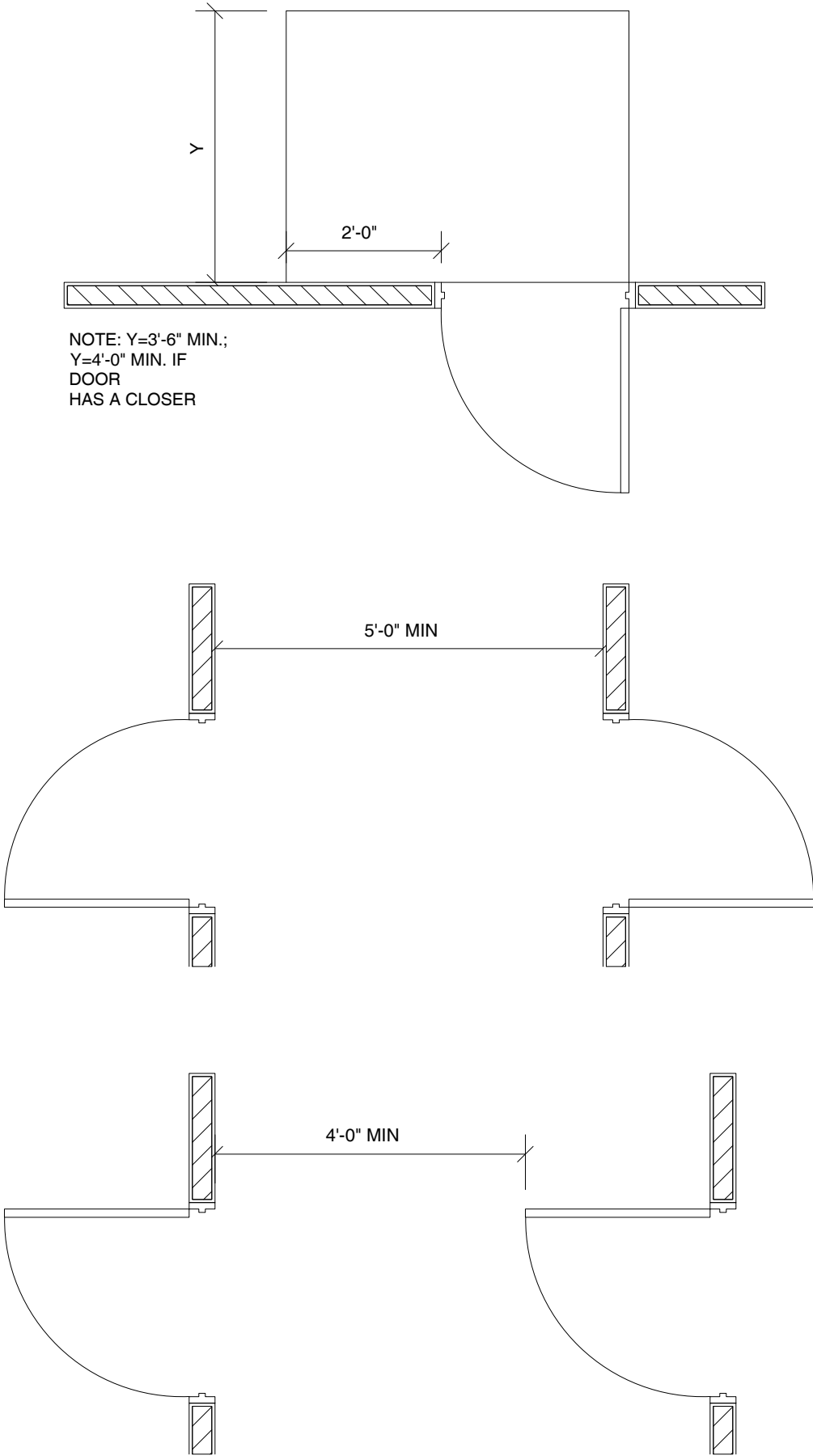
4 TYPICAL MOUNTING HEIGHTS  
1/2" = 1'-0"



2 THRESHOLDS  
NTS



3 REACH RANGES  
1/2" = 1'-0"



1 CLEARANCES  
1/2" = 1'-0"

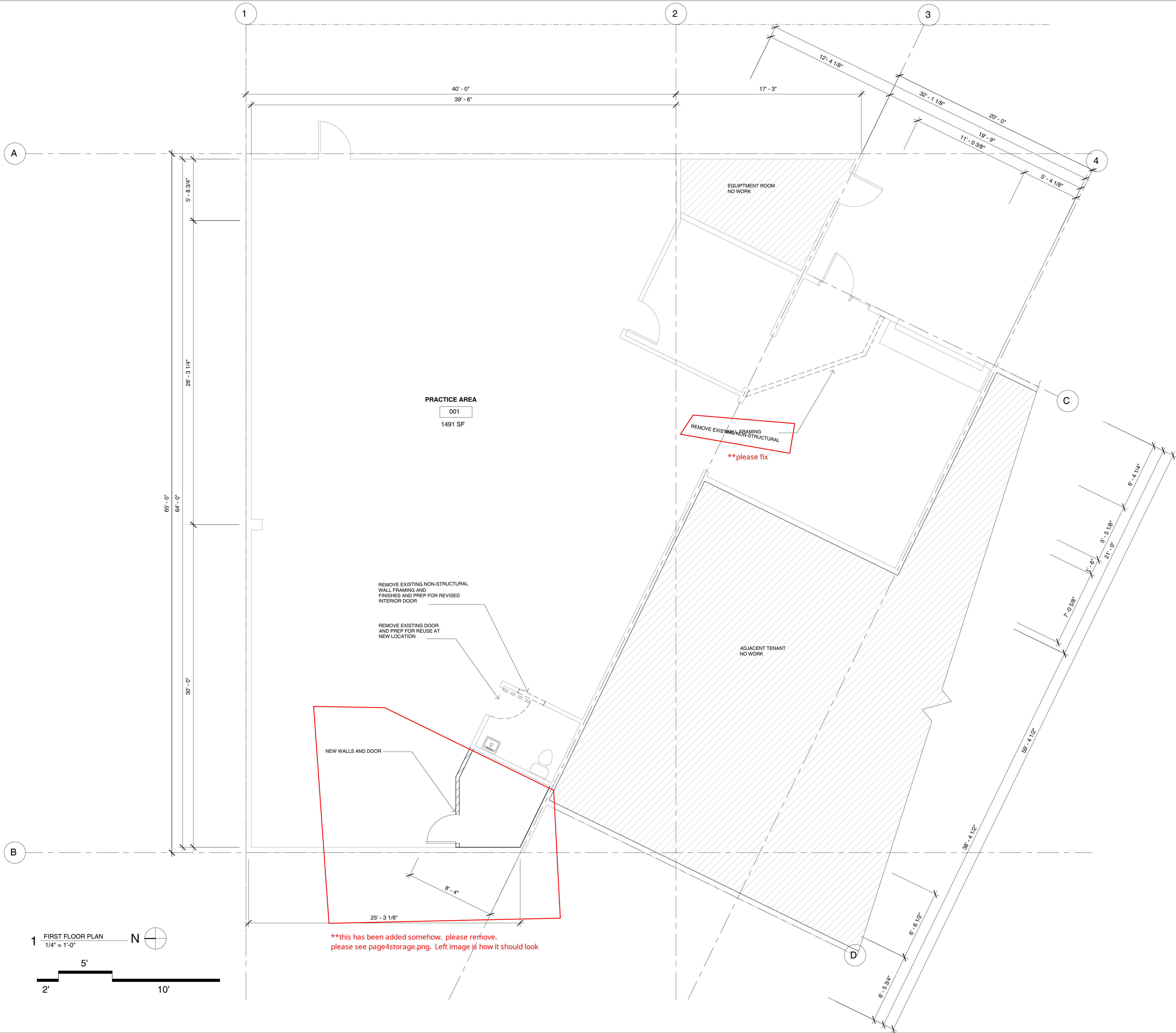
DISABLED ACCESS NOTES

1. IN BUILDING AND FACILITIES, FLOOR OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS OR SPECIAL ACCESS LIFTS.
2. FLOOR SURFACES SHALL BE SLIP-RESISTANT.
3. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44" IN WIDTH.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.
5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP, PINCH OR TWIST THE WRIST TO OPERATE THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE CENTERED BETWEEN 34" AND 48" ABOVE FLOOR FINISH.
6. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 34" AND 48" ABOVE THE FLOOR.
7. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED TO NOT EXCEED 15 POUNDS.
8. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE SIDE OF NARROW FRAME DOORS.
9. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NO LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
10. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
11. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
12. THE FLOOR OF LANDING ON EACH SIDE OF AN ENTRANCE OF PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 44" AS MEASURED AT THE RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
13. FLOORS OR LANDINGS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY CHANGING LEVELS BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
14. TO ALERT THE VISIBILITY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR.
15. CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.
16. SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.
17. ENTRY TO SANITARY FACILITIES:
  - 17.1. 44" CLEAR AISLES OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE.
  - 17.2. DOORWAYS TO HAVE A 32" CLEAR OPENING.
  - 17.3. ON APPROACH SIDE, PROVIDE A 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS TOWARD APPROACH AND 44" SPACE WHEN DOOR SWINGS AWAY FROM APPROACH.
19. SINGLE ACCOMMODATION TOILET FACILITY
  - 19.1. WATER CLOSET TO HAVE A 28" CLEARANCE FROM A FIXTURE AND 32" FROM A WALL.
  - 19.2. MINIMUM CLEAR SPACE IN FRONT OF WATER CLOSET TO BE 48".
  - 19.3. A SPACE 30" X 48" IS PERMITTED IN FRONT OF EXISTING WATER CLOSET ACCESSIBLE TO THE HANDICAPPED.
20. THE HEIGHT OF THE WATER CLOSET (TOP OF SEAT) SHALL BE BETWEEN 17" AND 19".
21. MOUNT FLUSH VALVE CONTROL NO MORE THAN 44" ABOVE THE FLOOR, ON THE SIDE OF THE TOILET WITH THE GREATEST SEPARATION FROM ADJACENT WALL OR OTHER SURFACE.
22. PROVIDE GRAB BARS ON EACH SIDE, OR ONE SIDE AND BACK OF WATER CLOSET.
  - 22.1. GRAB BARS TO BE 33" ABOVE AND PARALLEL TO THE FLOOR.
  - 22.2. FIXED SIDE-WALL GRAB BARS SHALL BE 42 INCHES MIN. IN LENGTH, LOCATED 12 INCHES MAX. FROM THE REAR WALL AND EXTENDING 54 INCHES MIN. FROM REAR WALL. VERTICAL GRAB BAR, 18 INCHES MIN. IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED 39 INCHES MIN. AND 41 INCHES MAX. ABOVE THE FLOOR. CENTER LINE OF BAR LOCATED 39 INCHES MIN. AND 41 INCHES MAX. FROM REAR WALL.
  - 22.3. DIAMETER OF GRAB BARS TO BE 1-1/4" TO 1-1/2".
  - 22.4. PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BARS AND WALL.
  - 22.5. GRAB BARS (INCLUDING FASTENERS, CONNECTORS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250 POUND LOAD. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
  - 22.6. GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
  - 22.8. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".
23. PROVIDE A CLEAR FLOOR SPACE 30" X 48" IN FRONT OF LAVATORY TO PERMIT A FORWARD APPROACH.
24. MOUNT LAVATORIES WITH A MINIMUM CLEARANCE OF 28" FROM THE FLOOR TO THE BOTTOM OF THE APRON. PROVIDE KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH WITH 8" MINIMUM WIDTH, AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
25. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
26. INSULATE ALL WATER SUPPLY PIPES AND DRAIN PIPES UNDER LAVATORIES AND SINKS.
27. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.



APPROVAL STAMP





SYMBOLS LEGEND

- EXISTING WALL TO REMAIN
- WALLS TO BE DEMOLISHED
- NEW WALL CONSTRUCTION (SEE SHT A600)
- PARTITION TYPE
- WINDOW KEY
- DOOR KEY

GENERAL DEMOLITION NOTES

- PROVIDE ADEQUATE PROTECTION FOR ALL SURFACES, FINISHES, ETC. WHICH ARE NOT SCHEDULED FOR DEMOLITION.
- NO DEMOLITION SHALL BE DONE IN ANY MANNER WHICH MIGHT CREATE A HAZARD TO ANY PERSON OR STRUCTURALLY WEAKEN ANY PORTION OF THIS PROPERTY. ALL STRUCTURAL WORK IS TO BE ADEQUATELY SUPPORTED AT ALL TIMES DURING CONSTRUCTION.
- ALL DEMOLITION SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR NEIGHBORING BUILDINGS AND THE PUBLIC.
- THE CONTRACTOR IS TO USE RUBBER WHEELED CARTS IN REMOVING DEBRIS AND TRASH FROM SPACE. UNDER NO CIRCUMSTANCES SHALL METAL WHEELED CARTS BE ALLOWED. ALL DOORS ARE TO BE PROTECTED WITH PAPER AND CARDBOARD.
- ALL UNUSED ELECTRICAL WIRING/CONDUIT/CABLING (INCLUDING TELEPHONE) SHALL BE REMOVED BACK TO THE SOURCE OF CONNECTION.
- ALL PIPES PLUMBING, ETC. WHICH ARE OR WILL BE ABANDONED SHALL BE REMOVED BACK TO THE SOURCE OF CONNECTION. GC TO CONFIRM ABANDONED SERVICES.
- ALL MECHANICAL EQUIPMENT, DUCT WORK ETC. WHICH IS OR WILL BE ABANDONED SHALL BE REMOVED BACK TO THE SOURCE OF THE CONNECTION. ALL EQUIPMENT TO BE REMOVED.
- INTERIOR PARTITIONS SHALL BE REMOVED SHOWN DASHED, TYP. INCLUDING ALL UNUSED PLUMBING LINES, ELECTRICAL WIRING & FIXTURES.
- ALL EXTERIOR WINDOWS REMOVED AND REPLACED IN EXISTING OPENINGS UNLESS NOTED OTHERWISE (SEE SCHEDULE)



APPROVAL STAMP

Corrections1 3/14/2023  
Resubmit 7/28/2023

ARCHITECT

PROJECT

2217 MTRICKING

TITLE SHEET

DEMO PLAN

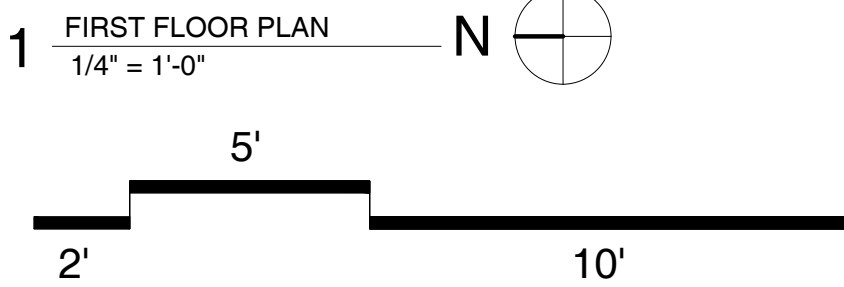
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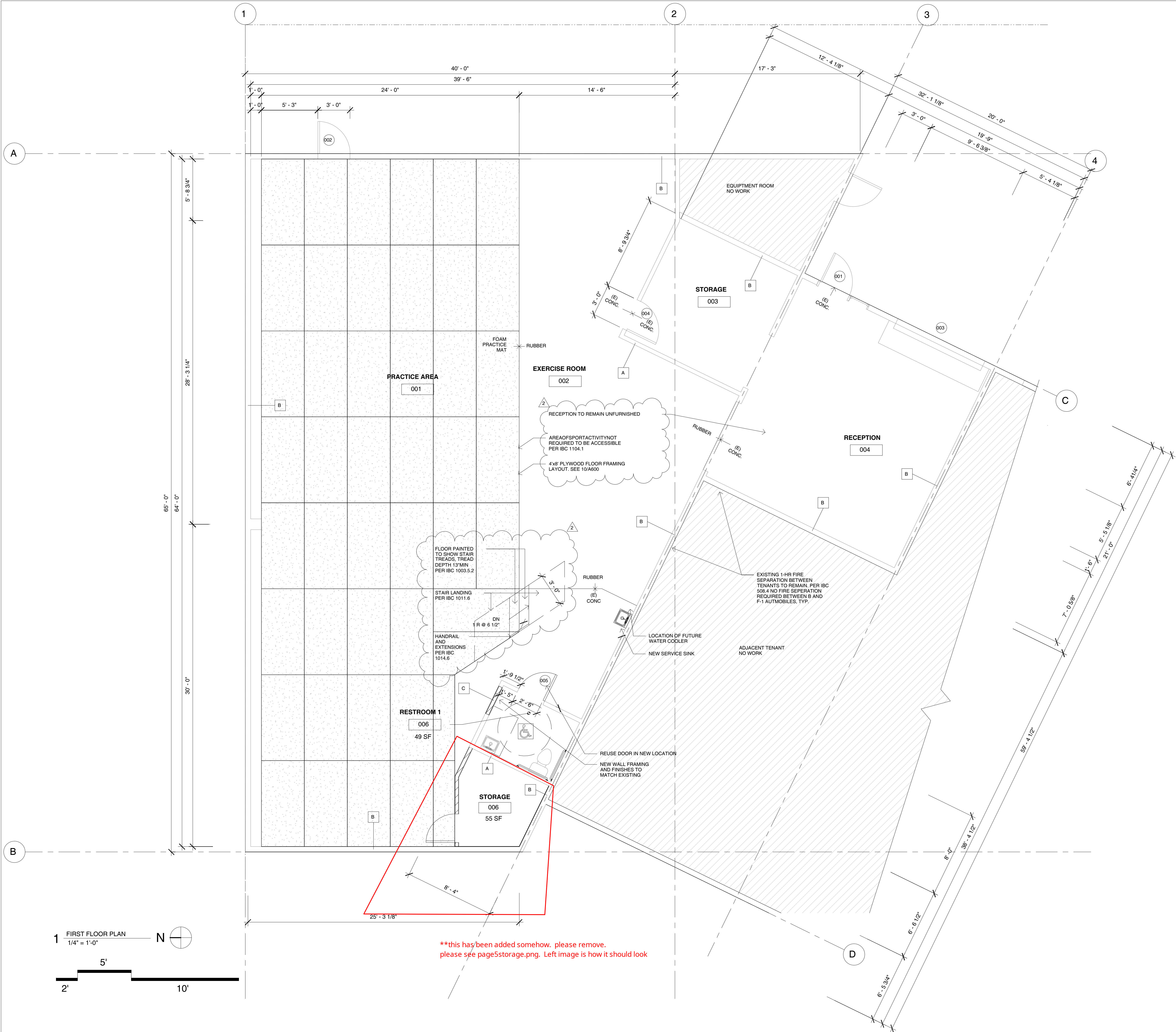
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DATE

JULY 28, 2023





SYMBOLS LEGEND

- EXISTING WALL TO REMAIN
- WALLS TO BE DEMOLISHED
- NEW WALL CONSTRUCTION (SEE SHT A600)
- PARTITION TYPE
- WINDOW KEY
- DOOR KEY

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT AND DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING PROJECT.
- CONTRACTOR TO PATCH, REPAIR AND MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION PRIOR TO INSTALLATION OF NEW CONSTRUCTION FINISHES.
- CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED TO SUPPORT EXISTING BUILDING WHERE EXISTING WALLS ARE REMOVED. DO NOT REMOVE SHORING UNTIL ALL NEW STRUCTURE IS INSTALLED AND COMPLETE.
- SOME CRACKING OF EXISTING FINISHES MAY OCCUR DUE TO REMOVAL OF EXISTING WALLS DUE TO RE-DISTRIBUTION OF LOADS. CONTRACTOR TO PATCH, FINISH, AND MAKE GOOD.
- EGRESS DOORS MUST BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- CONSTRUCTION TO CONFORM TO INTERNATIONAL EXISTING BUILDING CODE PRESCRIPTIVE PERFORMANCE COMPLIANCE METHOD.
- EXISTING ELECTRIC HEATING TO REMAIN.



APPROVAL STAMP

Corrections1 3/14/2023  
Resubmit 7/28/2023

ARCHITECT

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TITLE SHEET

FLOOR PLAN

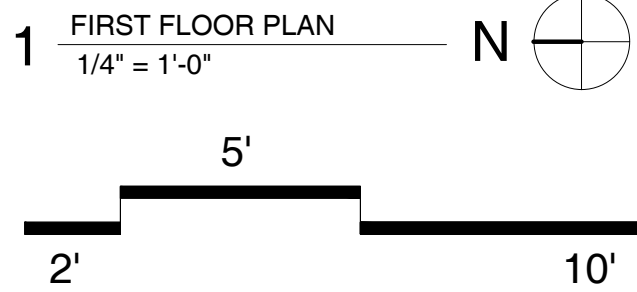
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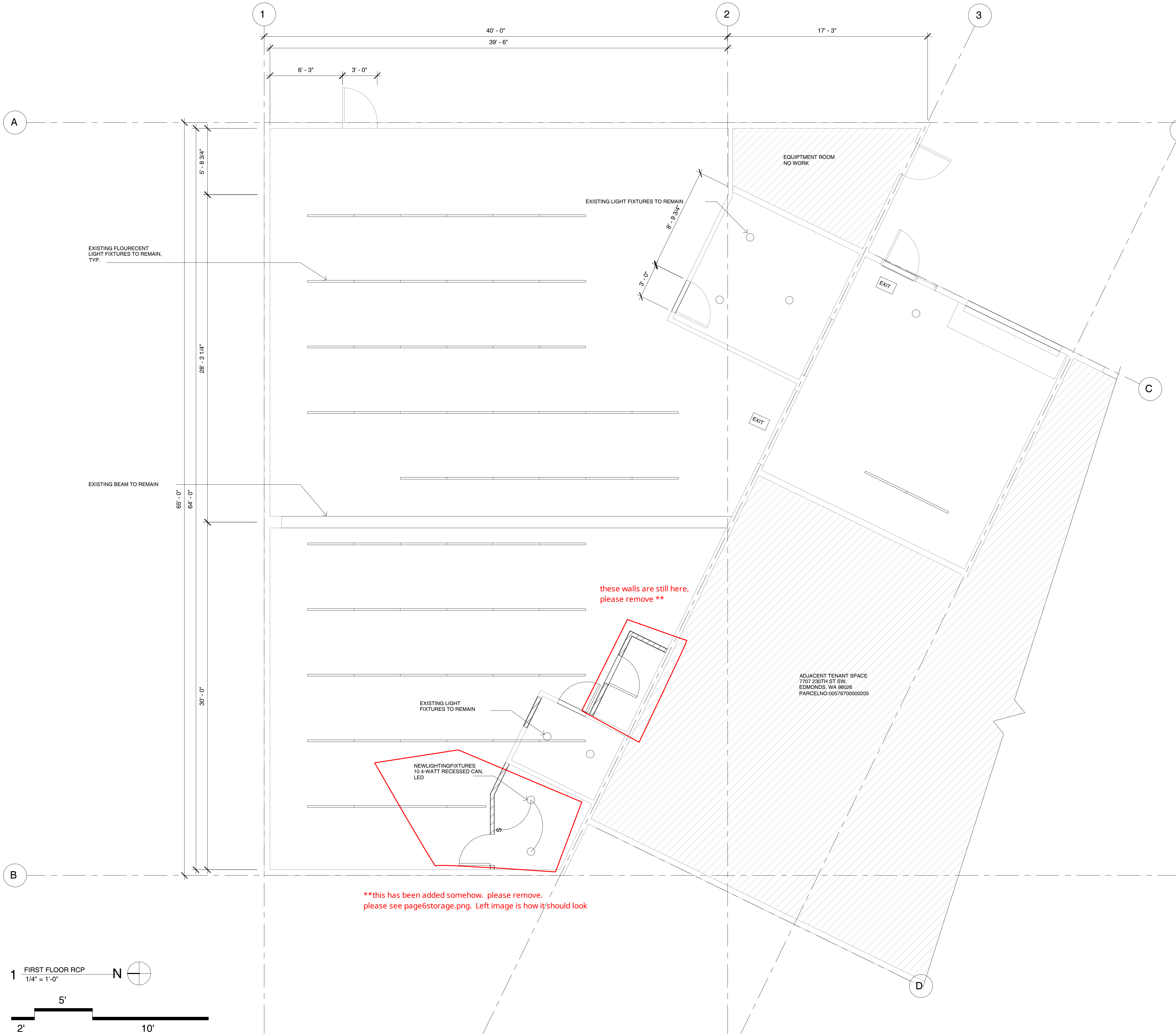
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









































JULY 28, 2023



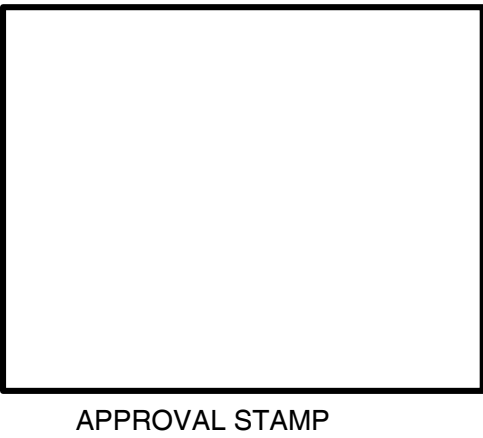
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please see page 5 storage.png. Left image is how it should look





ELECTRICAL/HVAC SYMBOLS			
	SWITCH		WALL MOUNTED LIGHT
	DIMMER SWITCH		LINEAR LED FIXTURE
	MOTION SWITCH		PENDANT LIGHT FIXTURE
	3-WAY SWITCH		SURFACE MOUNTED SPOT LIGHT
	4-WAY SWITCH		FLOOD LIGHT
	HINGE SWITCH		STAIR LIGHT
	DUPLEX OUTLET		TRACK LIGHTING
	SWITCHED OUTLET		LED TAPE LIGHT
	SPECIAL WIRED APPLIANCE		STRING LIGHT
	GROUND FAULT INTERRUPTER OUTLET		J-BOX
	DUPLEX OUTLET W/ USB		RECESSED STEREO SPEAKER
	CENTER OF OUTLET AT 48" AFF		RECESSED WALL-MOUNTED STEREO SPEAKER
	WATERPROOF DUPLEX OUTLET		HARDWIRED SMOKE DETECTOR
	4-PLEX OUTLET		EXHAUST FAN
	FLOOR OUTLET		PHOTO CELL
	DROP OUTLET		CO-AXIAL CABLE T.V. OUTLET OVER DATA (ETHERNET) OUTLET
	RECESSED CAN LIGHT		TELEPHONE JACK
	SURFACE MOUNTED CAGE LIGHT		CARBON MONOXIDE DETECTOR
	RECESSED ADJUSTABLE FIXTURE		HEAT SENSOR
	CIRCUIT		THERMOSTAT
	SWITCH		SECURITY CAMERA
	DIMMER		ILLUMINATED EXIT SIGN
	3-WAY		ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHTING
			ILLUMINATED EXIT SIGN DIRECTIONAL
			ILLUMINATED EXIT SIGN DIRECTIONAL W/ EMERGENCY LIGHTING
			POSTED OCCUPANCY

- GENERAL NOTES**
- ALL ELECTRICAL WORK TO CONFORM WITH CURRENT EDITIONS OF N.E.C. AND I.B.C.
  - ALL SWITCHES TO BE LOCATED AT 48" A.F.F. UNLESS NOTED OTHERWISE
  - ALL OUTLETS TO BE LOCATED AT 12" A.F.F. UNLESS NOTED OTHERWISE
  - VERIFY ALL FIXTURE AND OUTLET ROUGH-INS WITH ARCHITECT/OWNER PRIOR TO WIRING.
  - ELECTRICIAN TO PROVIDE CONNECTORS, ACCESSORIES AND TRANSFORMERS AS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION.
  - ALL CEILING HEIGHTS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR
  - CONTRACTOR SHALL VERIFY LOCATIONS OF L.C. AND AIRLOCK GANS AS REQUIRED AT INSULATED CEILINGS.
  - PLACE FIXTURE ROUGH-INS AND REVIEW LAYOUT AND LOCATIONS WITH ARCHITECT / OWNER FOR FINAL ADJUSTMENT PRIOR TO WIRING.
  - ALL OUTLETS IN WET OR DAMP LOCATIONS TO BE GFI PROTECTED.



Corrections1  
Resubmit 3/14/2023  
7/28/2023

ARCHITECT

PROJECT

2217 MTRICKING

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RCP

A101

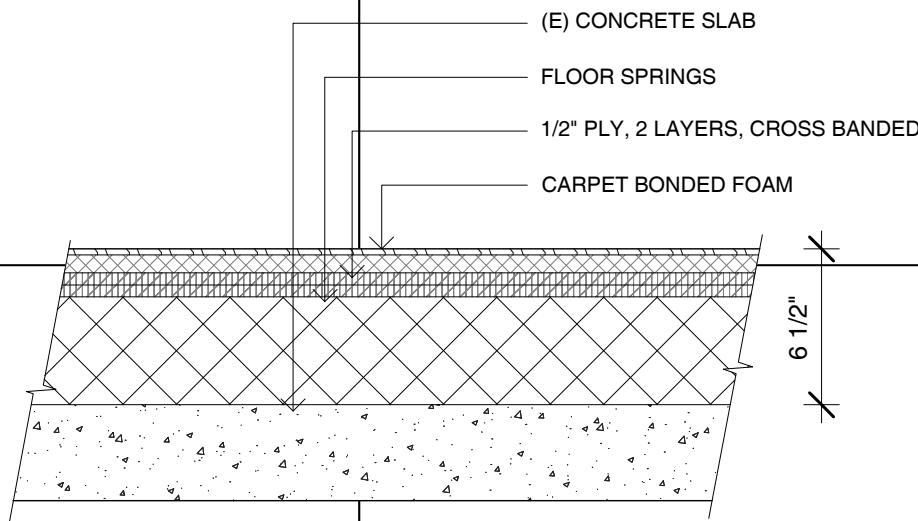
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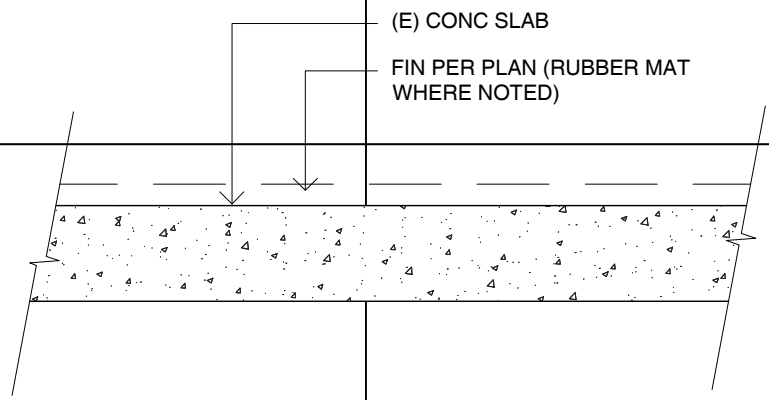
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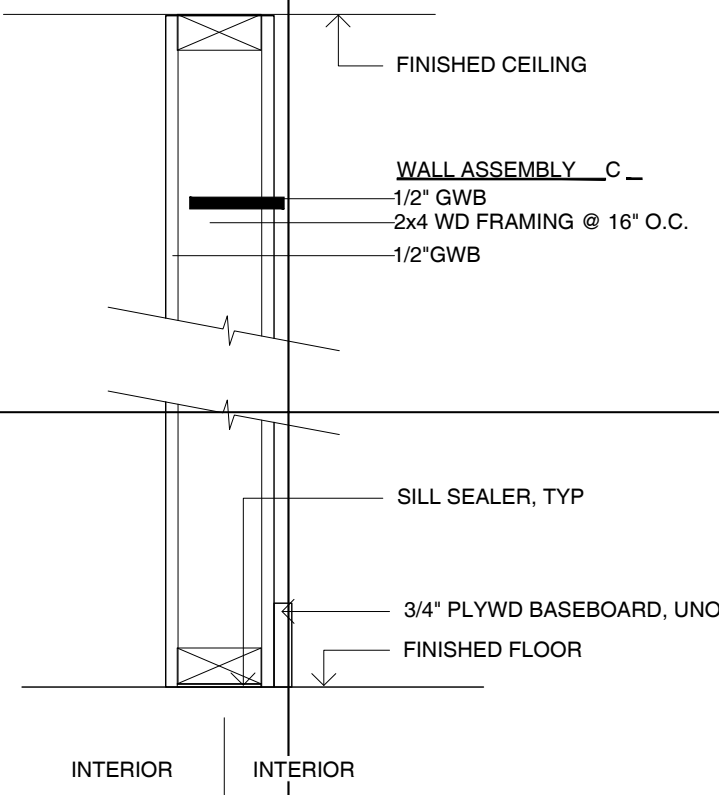
9 FLOOR DETAIL -PRACTICE FLOOR NEW  
1 1/2" = 1'-0"



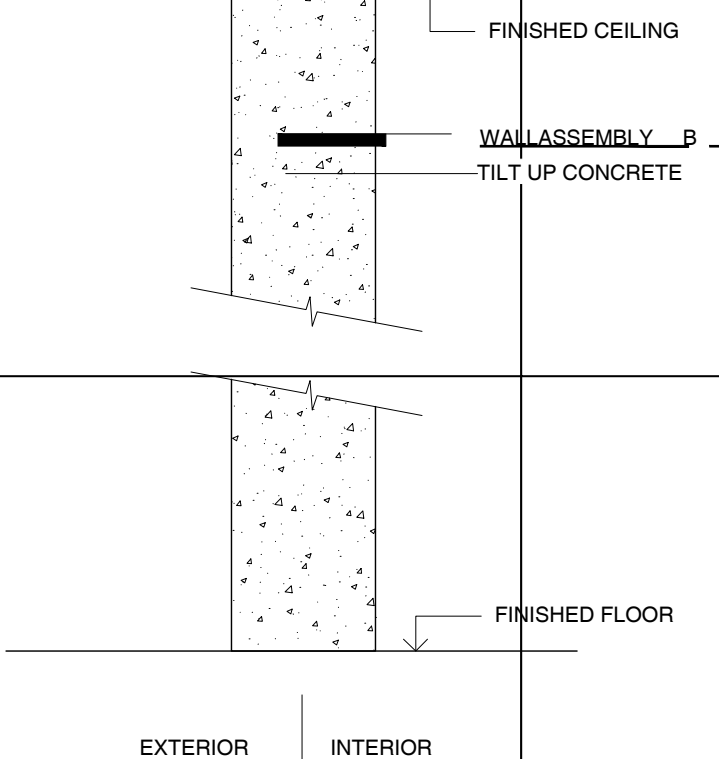
8 FLOOR TYPE A -EXISTING  
1 1/2" = 1'-0"



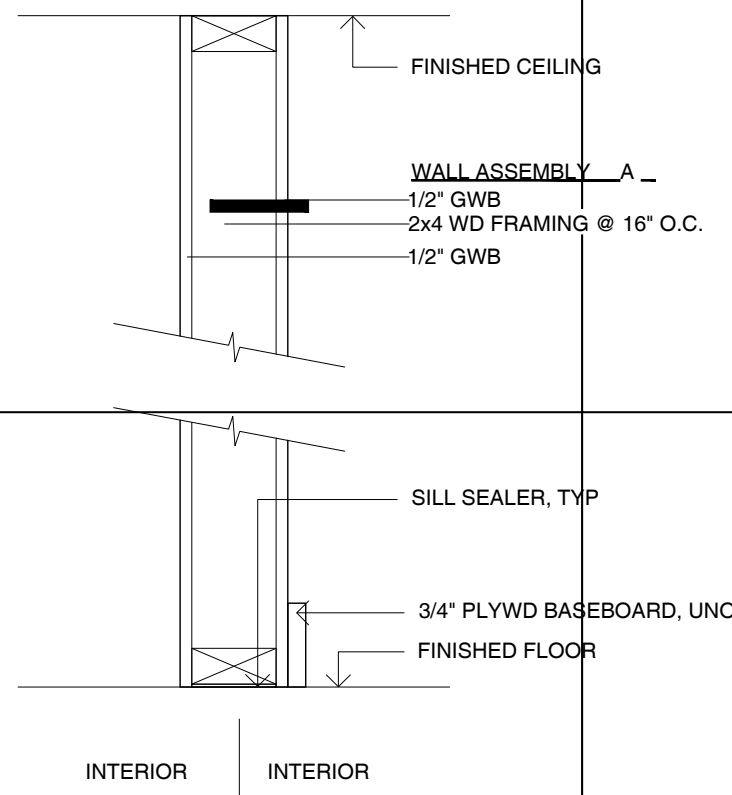
7 WALL TYPE C -NEW INTERIOR PARTITIONS  
1 1/2" = 1'-0"



6 WALL TYPE B -EXISTING STRUCTURAL WALL  
1 1/2" = 1'-0"



5 WALL TYPE A -EXISTING PARTITIONS  
1 1/2" = 1'-0"



1 DOOR SCHEDULE

DOOR SCHEDULE											
DOOR NUMBER	#	LOCATION		TYPE	SIZE		LOCATION	EXISTING/NEW		NOTES	
		ROOM NAME			WIDTH	HEIGHT					
001	004	RECEPTION		A	3' - 0"	6' - 8"	EXTERIOR	EXISTING TO REMAIN		EGRESS DOOR	
002	001	PRACTICE AREA		B	3' - 0"	7' - 0"	EXTERIOR	EXISTING TO REMAIN			
003	004	RECEPTION		C	9' - 0 1/4"	9' - 0"	EXTERIOR	EXISTING TO REMAIN			
004	003	STORAGE		B	3' - 0"	7' - 0"	INTERIOR	EXISTING TO REMAIN			
005	006	RESTROOM 1		B	2' - 8"	7' - 0"	INTERIOR	EXISTING DOOR IN NEW LOCATION			

**GLAZING**

SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS:

A. GLAZING IN EGRESS AND INGRESS DOORS

B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS

C. GLAZING IN UNFRAMED SWINGING DOORS

D. GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET

E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 8 SQ. FT.

EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR

EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR

F. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE THE WALKING SURFACE

G. ADD ANTI GRAFFITI FILM TO ALL WINDOWS BELOW 10 FEET.

**ABBREVIATIONS**

ALUM -ALUMINUM  
MTL -STEEL  
H.M. -HOLLOW METAL  
F.M. -FIELD MEASURE  
R.O. -ROUGH OPENING  
S.C. -SOLID CORE  
WD -WOOD  
LEVER TYPES:  
A) REGULAR  
B) EDGE PULL  
C) PULL  
HINGE TYPES:  
A) BUTT  
B) SLIDER  
C) CONCEALED  
D) PIVOT

MISC HARDWARE:  
A) PRIVACY LOCK  
B) PASSAGE  
C) DEADBOLT LOCK  
D) FLOOR STOP  
E) WALL STOP  
F) CLOSER  
G) ROLLER CATCH  
H) ENTRY  
J) PANIC HARDWARE  
K) SLIDE BOLT

**GENERAL DOOR NOTES**

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

2. ALL DIMENSIONS TO BE VERIFIED IN FIELD WITH ARCHITECT PRIOR TO FABRICATION. SUBMIT SHOP DRAWINGS (3 COPIES) FOR APPROVAL. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

3. ALL DOORS TO BE SANDED SMOOTH AND FINISHED W/ (1) COAT PRIMERS AND (2) COATS OF FINISH. SAND BETWEEN COATS AS REQUIRED. VERIFY ALL FINISH SPECIFICATIONS W/ ARCHITECT PRIOR TO FABRICATION. SUBMIT ACTUAL FINISH SAMPLE FOR APPROVAL.

4. MAXIMUM CLEARANCE 1/8" AT EACH SIDE AND AT TOP OF DOOR, 1/4" AT BOTTOM (VERIFY W/ HARDWARE MANUFACTURER).

5. SEE BOTH FLOOR PLANS AND ELEVATIONS FOR DOOR SWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION OF DOORS.

6. DOOR SIZES INDICATE DOOR DIMENSION, NOT ROUGH OPENINGS.

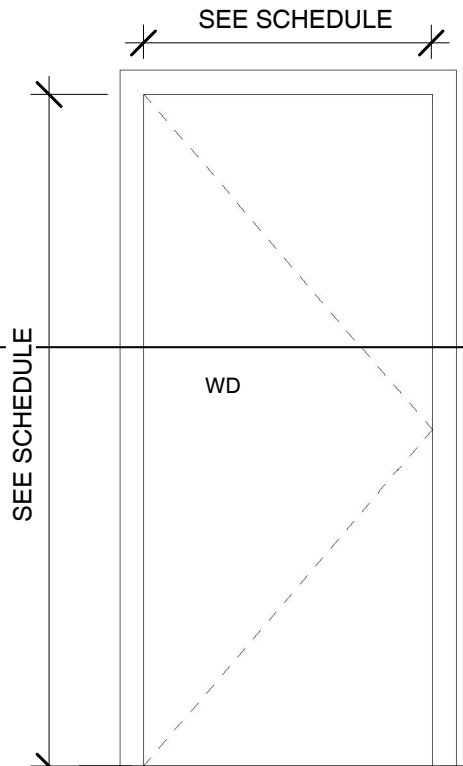
7. ALL DOORS ADA COMPLIANT UNLESS NOTED OTHERWISE.

8. ALL DOOR ELEVATIONS REPRESENT EXTERIOR.

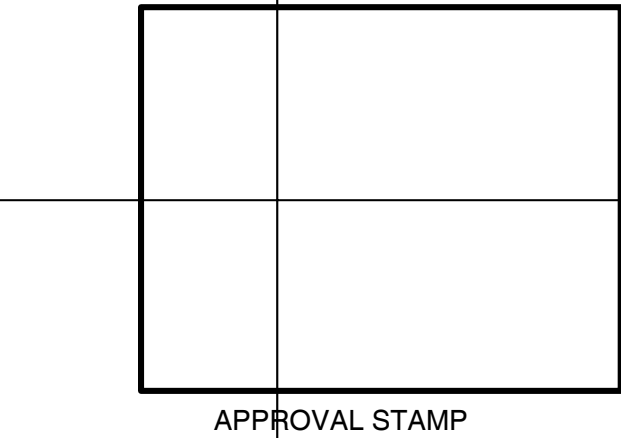
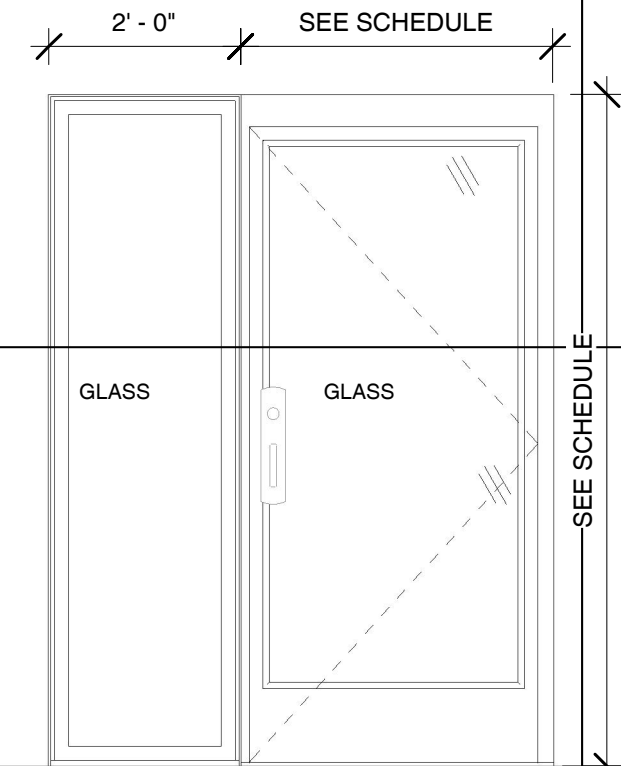
9. ALL GLASS TO BE AS SPECIFIED, SECURELY FASTENED AND CLEANED.

DOORS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS.

3 DOOR TYPE B  
1/2" = 1'-0"



2 DOOR TYPE A  
1/2" = 1'-0"



Corrections1  
Resubmit

3/14/2023  
7/28/2023

ARCHITECT

PROJECT

2217

MTRICKING

TITLE

SHEET

DETAILS + SCHEDULES

ISSUE

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DATE

JULY 28, 2023

A600